

WARRANTY DEEDNO TRANSFER
TAX PAID~~213-170~~

CONSTANCE GRAY of Waterville, County of Kennebec and State of Maine for consideration paid, grants to MATTHEW J. MUNSTER and RITA A. MUNSTER of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

009103

PARCEL ONE

Beginning at an iron pin on the east side of the West River Road; thence in a general easterly direction a distance of four hundred fifty feet (450'), more or less, to an iron pin; thence in a general southerly direction a distance of four hundred feet (400'), more or less, to an iron pin; thence in a general westerly direction four hundred fifty feet (450'), more or less, to an iron pin on the east side of the West River Road; thence in a general northerly direction along the east side of the West River Road a distance of four hundred feet (400'), more or less, to the point of beginning.

Parcel One is the same premises conveyed to Constance Gray and Robert Gray by Warranty Deed from D & R Development, Inc., dated September 15, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3025, Page 262. Robert Gray's interest in the property was conveyed to Constance Gray by divorce abstract recorded in Book 3589, Page 325.

PARCEL TWO

Also another certain lot or parcel of land on the Southeasterly side of the West River Road in Waterville, Kennebec County, Maine, and further bounded and described as follows, to wit:

Beginning at an iron pipe found at the Northwestern corner of land conveyed to Constance Gray, et al. by D & R Development, Inc. and recorded on September 19, 1986 in Book 3025, Page 262 of the Kennebec County Registry of Deeds. Thence South sixty degrees zero minutes East (S 60° 00' E) for four hundred fifty and zero tenths feet (450.0') along other land of Constance Gray to a point. Thence North sixty-four degrees ten minutes forty-two seconds West (N 64° 10' 42" W) for three hundred sixty and two tenths feet (360.2') along remaining land of D & R Development, Inc. to a point. Regardless of bearings or distances, said point is to be located at least twenty-five feet (25.0') from the drip edge of the nearest corner of a garage roof located northeasterly of the point. Thence North forty-four degrees thirty-two minutes fifteen seconds West (N 44° 32' 15" W) for ninety-eight and forty-four hundredths feet (98.44') along remaining land of D & R Development, Inc. to the iron pipe found at the point of beginning.

PARCEL TWO is a triangular parcel of land containing five thousand nine hundred thirty nine square feet more or less (5,939 sq. ft.). The triangular parcel is a small portion of the land conveyed to D & R Development, Inc. by Gerald J. Hart et al. and recorded February 3, 1984 in Book 2652, Page 171 of the Kennebec County Registry of

Deeds. Reference is also made to a deed from said D & R Development, Inc. to Constance Gray, dated April 19, 1995 and to be recorded in the Kennebec County Registry of Deeds herewith.

EXCEPTING AND RESERVING from Parcels One and Two described above a certain lot or parcel of land bounded and described as follows: Beginning at an iron pipe found at the northwesterly corner of land conveyed to Constance Gray, et al. by D & R Development, Inc. and recorded on September 19, 1986 in Book 3025, Page 262 of the Kennebec County Registry of Deeds; thence S 44° 32' 15" E a distance of ninety-eight and forty-four hundredths feet (98.44') to a point; thence S 64° 10' 42" E a distance of one hundred sixty feet (160') to a point; thence in a general northeasterly direction and parallel with the West River Road a distance of one hundred sixty feet (160') to a point; thence in a general northwesterly direction a distance of two hundred fifty-two and four tenths feet (252.4') to a point on the southeasterly sideline of the West River Road; thence in a general southwesterly direction along the West River Road a distance of one hundred sixty five and two tenths feet (165.2') to the point of beginning.

Reference is made to a subsequent deed from the Grantor herein to the Grantee herein conveying the excepted parcel described above. This deed describes all of the remaining land owned by Constance Gray as conveyed to her in Book 3025, Page 262 and as conveyed to her by deed dated April 11, 1995 by D & R Development, Inc. to be recorded herewith.

WITNESS my hand and seal this 15th day of MAY, 1995.


WITNESS

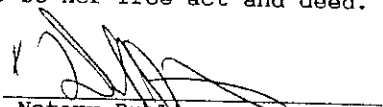

CONSTANCE GRAY

THE STATE OF MAINE
Kennebec, ss.

MAY 15, 1995

Then personally appeared the above named CONSTANCE GRAY and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public

95T03

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000



RECEIVED KENNEBEC SS.

95 MAY 16 AM 9:00

ATTEST: 
REGISTER OF DEEDS